

For Sale

# 2008 71st Dr SE

LAKE STEVENS, WA

204

20TH STREET SE

71ST AVE SE

71ST AVE SE

2

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**NAI** Puget Sound  
Properties

# Property Overview

A prime parcel of vacant land in the heart of Lake Stevens with an exceptional opportunity for developers and investors alike. Positioned in an area with excellent access to major highways, this lot is zoned for single-family residential development and usage with six dwellings per acre allowed. With utilities readily available and close proximity to local amenities such as parks, schools, and Lake Stevens itself, this property is primed for immediate development in one of Washington State's most rapidly expanding communities.

<b>OFFER PRICE</b>	\$435,000
<b>PRIME LOCATION</b>	Situated on 20th Street Southeast in the rapidly growing Lake Stevens area, with easy access to major arteries such as WA-9 and WA-204
<b>LOT SIZE</b>	32,003 SF (0.68 acres)
<b>ZONING</b>	R6
<b>UTILITIES</b>	Essential utilities like water, electricity, and sewage are easily accessible
<b>DEVELOPMENT OPPORTUNITY</b>	Ideal for residential investors or developers looking to capitalize on the growing demand in this vibrant community
<b>HIGH TRAFFIC EXPOSURE</b>	Positioned near main roads and popular retail destinations, with excellent visibility and access. Close proximity to WA-204 and US-2



# Nearby Amenities

**Haggen**  
**TACO BELL**  
**WELLS FARGO**  
**Walgreens**  
**SHERWIN WILLIAMS**  
**B|E|C|U**  
**planet fitness**  
**petco**

**ULTA BEAUTY**  
**QDOBA MEXICAN EATS**  
**TARGET**  
**ROSS DRESS FOR LESS**  
**McDonald's**  
**Michaels**  
**SAFeway**  
**Starbucks**

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EXCLUSIVELY LISTED BY:

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